

## 15-05-02 Permitted Land Use Matrix by Residential, Civic, or Open Space Zones

- A. **Matrix Explanation.** The matrix below lists all permitted uses within Sandy City residential, civic or open space zones. The letters "P", "C", or "N" shall mean "Permitted", "Conditional", or "Not Permitted" respectively. For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for business located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan).

For those land uses marked with a superscript number (<sup>1</sup>), refer to sub-section C following the table for explanation.

## B. Table of Uses

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	OS	PUD
Accessory Apartments	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	C
Accessory Structure (unless otherwise specified)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Accessory Residential Use (unless otherwise specified)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P
Alcoholic Beverage Entertainment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Class A License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Class B License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Class C Tavern	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Class D License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C <sup>1</sup>	C
Alcoholic Beverage Class E License	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C <sup>1</sup>	C
Alcoholic Beverage Package Agency	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Private Club	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage State Liquor Store	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alzheimer's Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Ambulatory Surgical Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Ancillary Commercial as part of a mixed-use building	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Ancillary Commercial as a stand alone use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Animal Hospital, Veterinary Office	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	OS	PUD
Animal Kennel, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Arcade	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Athletic, Tennis, Health Club	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C
Assisted Living Facility - Limited Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Assisted Living Facility - Large Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Auto, Truck, RV, Equipment Sales & Rental	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Auto, Truck, RV, Equipment Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Service and Repair - Major	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Service and Repair - Minor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Self-Service Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Service Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Bed and Breakfast Facility	C	C	C	C	C	C	C	C	C	N	N	N	C	N	N	C
Birthing Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Boarding House	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Botanical and Zoological Gardens	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Building Lots that do not have Frontage on a Public Street	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N
Business or Financial Services	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Cemetery, Columbarium, Crematory, Mausoleum	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N
Commercial Repair Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial, Convenience Store	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial Retail Sales and Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial, Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial, Parking Garage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial, Specialty	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	OS	PUD
Commercial uses of a complimentary nature which are shown to be compatible and necessary for the development project.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Community Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Congregate Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Conservation areas including but not limited to wilderness areas, watershed areas, wildlife refuges, wetlands, and any lands under the Jordan River Parkway Authority	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C
Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Comprehensive Mental Health Treatment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Crematory, Embalming Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dance Hall, Discotheque	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Day Care, Group	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	P
Dwelling, Multiple Unit - Transitional Care Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Duplex	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	C
Dwelling, Earth Sheltered	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N	P
Dwelling, Group Planned	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N	C
Dwelling, Multiple Unit	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C
Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Educational Facility with Housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
End Stage Renal Disease Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Equestrian Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C
Exposition/Convention Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Extended Living Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	P
Forests	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Fraternity or Sorority House	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Historic Preservation and monument sites	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Homeless Shelter	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Health Agency	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N
Home Occupation, Category I&II	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P

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Home Occupation Category III	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C
Hospice	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Hotel, Motel	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Industry, Light	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Industry, Medium	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Jail	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Detention Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Secure Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufactured Homes	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Medical and Health Care Offices	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Mixed Use, Residential and Office Use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mixed Use Commercial/Residential Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mobile Homes	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Model Home	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C
Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C
Mortuary, Funeral Home	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Multi-Family, 8 U/A	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Nursing Home, Convalescent Home, and Rest Home <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Open air theaters and meeting places	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Open Space in Sensitive Area Overlay Zone	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Park and Ride Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Park and Ride Facilities on Arterial Streets	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N
Parks	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Pawn Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Permanent Make-Up	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Planned Unit Development	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	C
Plant Nursery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Playgrounds	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

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Prison	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Protective Housing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Public and private parks and recreation areas including but not limited to playgrounds, athletic fields, golf courses, country clubs, tennis courts, and swimming pools.	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Publicly dedicated open space	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Service	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Utility Station	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Recreation Center	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	P
Recreation, Indoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Recreation, Outdoor	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Recreational Vehicle Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Recyclable Materials Collection/Drop-Off Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Rehabilitation/Treatment Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Religious or Cultural Activity	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C
Research Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Facility for Elderly Persons <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Residential Facility for Persons with a Disability <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Residential Lease, Short Term	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Health Care Facility, Residential Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C
Restaurant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Restaurant, Drive-up Window	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
School, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
School, Commercial (Low-Impact)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
School, Private or Quasi-Public	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C
School, Public	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C
Sheltered Workshop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Small Health Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C

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Social Detoxification Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Social or Reception Center	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C
Storage (Mini-Storage) Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Street Vendors	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Tattoo Parlor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Trade or Vocational School	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Care Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Housing Facility (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Twin Home	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	P
Theater	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Warehouse, Wholesale	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Veterinary Hospital, Small Animal	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Zero Lot Line Development (Detached Only)	N	N	C	C	C	C	C	C	C	C	C	C	C	N	N	C
Zero Lot Line Development	N	N	C	C	C	C	C	C	C	C	C	C	C	N	N	C

### C. General notes.

1. Permitted as a conditional use only within golf course grounds and facilities. Not permitted in other facilities or uses in the Open Space Zone.